



# COUNTY OF SAN DIEGO

## PLANNING REPORT

### BOARD OF SUPERVISORS

GREG COX  
First District

DIANNE JACOB  
Second District

PAM SLATER-PRICE  
Third District

RON ROBERTS  
Fourth District

BILL HORN  
Fifth District

**DATE:** January 30, 2008

**TO:** Board of Supervisors

**SUBJECT:** THE BRIDGES UNIT 6 AND DRIVING RANGE EXPANSION: SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, B/C 03-0250, B/C 03-0221, SANTA FE CREEK: SPA 03-006, VAC 03-018  
SAN DIEGUITO COMMUNITY PLAN AREA (District: 5)

### SUMMARY:

#### Overview

The Bridges Specific Plan is located north of the intersection of Aliso Canyon Road and Avenida de Duque and has two components: a residential development and a driving range expansion. The Unit 6 residential portion of the project is located in the northwesterly corner of The Bridges Specific Plan north of the terminus of Calle Ponte Bella. The Driving Range Expansion is located partly within the Bridges and partly within the Santa Fe Creek Specific Plan at the northerly terminus of Via de las Flores in the San Dieguito Community Planning area (Thomas Guide, Page 1148, 5E, F, & G).

The two components of the project involve the following approvals: (1) Unit 6: an amendment to the Canyon Creek (The Bridges) Specific Plan to change an approximately 8.46-acre area currently designated for open space to residential use (SPA 01-004); a Tentative Map to subdivide the new residential area into five lots ranging in size from 1 to 1.81 acres (TM 5270); two Major Use Permit Modifications to accommodate the new residential development (P85-084W<sup>5</sup> and P85-064W<sup>4</sup>); a Boundary Adjustment to extend an interior road to service the five lots (B/C 03-0250); and the construction of an emergency access road connecting to Bumann Road westward to the City of Encinitas. This Tentative Map will also vacate an open space easement.

(2) The expansion of the Driving Range involves a Modification of the Golf Course Major Use Permit (P85-064W<sup>4</sup>) to include the expansion area; a Boundary Adjustment to create a legal lot to be used for part of such expansion (B/C 03-0221); an amendment to the adjoining Santa Fe Creek Specific Plan to change the land use from open space to recreational open space to accommodate the expansion (SPA 03-006), and Vacation of open space easements totaling 3.95 acres and rededication of a recreational easement to accommodate the expansion of the driving range.

**SUBJECT:** THE BRIDGES UNIT 6 AND DRIVING RANGE EXPANSION: SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, B/C 03-0250, B/C 03-0221, SANTA FE CREEK: SPA 03-006, VAC 03-018  
SAN DIEGUITO COMMUNITY PLAN AREA (District: 5)

The project is subject to the (17) Estate Residential, (24) Impact Sensitive and (21) Specific Plan Land Use Designations and the RR.5, A70 and S88 Use Regulations.

**Recommendations**

**PLANNING COMMISSION**

1. Find that the Board of Supervisors has reviewed and considered the information contained in the Draft Final Environmental Impact Report (EIR) dated December 14, 2007, on file with the Department of Planning and Land Use (DPLU) as Environmental Review Number 01-08-004 prior to making its decision on the project.
2. Adopt the attached Resolution Approving Specific Plan Amendment SPA 01-004 to the Canyon Creek (The Bridges) Specific Plan which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan.
3. Adopt the attached Resolution Approving Specific Plan Amendment SPA 03-006 to the Santa Fe Creek Specific Plan which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan.
4. Adopt the attached Resolution Approving Tentative Map TM 5270RPL<sup>2</sup> which makes the appropriate findings and includes requirements and conditions to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law, including the findings that the open space easement be vacated.
5. Grant Major Use Permit Modification P85-064W<sup>4</sup>, which makes the appropriate findings and includes requirements and conditions to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.
6. Grant Major Use Permit Modification P85-084W<sup>5</sup>, which makes the appropriate findings and includes requirements and conditions to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.
7. Adopt the Resolution of Intention to Vacate Street, Highway, or Public Service Easement VAC 03-018, which directs that a public hearing be advertised to consider said Vacation on February 27, 2008, in Room 310 of the County Administration Center, 1600 Pacific Highway, San Diego, California, and on February 27, 2008, adopt the Resolution of Vacation which makes the appropriate findings.

**SUBJECT:** THE BRIDGES UNIT 6 AND DRIVING RANGE EXPANSION: SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, B/C 03-0250, B/C 03-0221, SANTA FE CREEK: SPA 03-006, VAC 03-018  
SAN DIEGUITO COMMUNITY PLAN AREA (District: 5)

**DEPARTMENT OF PLANNING AND LAND USE**

The Department concurs with the Planning Commission recommendations.

**Fiscal Impact**

N/A

**Business Impact Statement**

N/A

**Advisory Board Statement**

N/A

**Involved Parties**

Ownership Interest: HCC Investors, Lennar Bridges LLC (Contact: Trisha Wagner);  
See Ownership Disclosure in Attachment E.

**Planning Commission Vote**

On December 14, 2007, the Planning Commission voted 5-1-0 to approve the proposed project.

**BACKGROUND:**

**Canyon Creek/The Bridges Specific Plan**

The Canyon Creek Specific Plan was adopted in 1986. The purpose of the Specific Plan is to develop the 445-acre site into an 18-hole golf course and country club with 205 residential units. These units include 141 estate lots and 64 “villa lots”. In addition, the Specific Plan preserves the open space character of the Escondido Creek area. The residential lots vary in size from 7,800 square-foot “villa lots” up to over three-acre estate lots. Development of the Specific Plan has been moving forward for a number of years and it is approaching completion.

In the northwest corner of the Specific Plan is an area of about 8.02 acres that is designated as open space. During the process of adopting the Specific Plan in 1986, this area was considered to be biologically sensitive. Since that time, it has been determined that the relative value of this open space has declined. The applicants have proposed to change the designation within the Specific Plan from “Open Space” to “Estate Residential” and to replace the biological open space with 33.08 acres at the nearby Alamere property. Five units are proposed to be developed at this location. This area becomes an extension northward of the existing Unit 6.

This Specific Plan Amendment is proposed to be implemented with a Tentative Map (TM 5270RPL<sup>2</sup>), a Boundary Adjustment (B/C 03-0250) and modifications to the two Major Use Permits. One covers the golf course and the other covers the Planned Residential Development that is clustered around the golf course (P85-084W<sup>5</sup>). The Tentative Map includes an emergency access road that connects to areas to the west of Unit 6.

**SUBJECT:** THE BRIDGES UNIT 6 AND DRIVING RANGE EXPANSION: SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, B/C 03-0250, B/C 03-0221, SANTA FE CREEK: SPA 03-006, VAC 03-018  
SAN DIEGUITO COMMUNITY PLAN AREA (District: 5)

**Driving Range Expansion Area**

As described above, the Major Use Permit for the golf course (P85-064) covers the country club and other recreational facilities including the driving range. The current driving range is only large enough to accommodate a “short-game” practice area and there is no room to expand this facility within the boundaries of the Specific Plan. The applicant wants to offer a “long-game” practice options. In order to do this, a portion of the expanded driving range would extend onto the rear of five residential lots located within the Santa Fe Creek Specific Plan. The remainder of the driving range will expand onto a 15.82-acre area located south of Escondido Creek, which will become a parcel through a Boundary Adjustment (B/C 03-0221). This area would have two intended functions. One is to preserve the floodplain and steep slopes that form Escondido Creek Canyon. The other will provide a 3.43-acre portion of the proposed driving range. The Major Use Permit for the golf course and driving range would be modified to include this expanded area.

**Santa Fe Creek Specific Plan**

The Bridges Golf Course driving range is proposed to be expanded north of the clubhouse to create a more complete practice facility. A portion of this expansion is proposed to take place across the rear of five lots currently located in the Santa Fe Creek Specific Plan. The Santa Fe Creek Specific Plan was adopted in 1993. It is comprised of 195 acres with 45 residential units clustered on minimum one-acre single-family lots. Escondido Creek Canyon passes through the northerly portion of the Specific Plan. The land use concept is to preserve the Escondido Creek and its adjacent sensitive areas and cluster the residential development on the flat mesa areas located in the southerly portion of the site.

There are five lots at the west boundary of the Specific Plan that face to the west across a portion of relatively level land, which is the southeasterly part of Driving Range expansion area. Approximately the rear one-half of each one of these lots is subject to existing open space easements. These easements total 3.95 acres and are proposed to be vacated and replaced with a recreational open space easement to accommodate the expansion of driving range. This will be implemented by an amendment of the Santa Fe Creek Specific Plan (SPA 03-006) and an Open Space Easement Vacation (VAC 03-018). Most of the area subject to the open space easements (3.65 acres) is part of an existing clear space buffer easement that provides a visual transition between the residential development at Santa Fe Creek and the natural areas associated with Escondido Creek. Another 0.3-acre is a sliver of biological open space that has limited biological value. This Vacation will also be mitigated at the Alamere property. Additional impacts will be mitigated on-site in Parcel A with the dedication of 12.39 acres in a biological open space easement. The change to recreational open space (driving range) will not affect the value of the area as a clear space, visual buffer. Proposed grading is limited to preparing tee boxes at the north end of the range and filling a minor drainage that passes though the middle of the expansion area.

**SUBJECT:** THE BRIDGES UNIT 6 AND DRIVING RANGE EXPANSION: SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, B/C 03-0250, B/C 03-0221, SANTA FE CREEK: SPA 03-006, VAC 03-018  
SAN DIEGUITO COMMUNITY PLAN AREA (District: 5)

**PROJECT ISSUES:**

See Attachment A.

**ENVIRONMENTAL STATUS:**

An EIR was prepared for this project. Potentially significant impacts were identified for Biology, Geology and Traffic. These impacts have been mitigated through preservation of sensitive habitat both on-site and off-site; standard erosion prevention measures implemented through the Stormwater Management Plan; and requiring the applicant to contribute traffic mitigation fees. See Attachment C for the environmental documentation. The Draft EIR, Comments and Responses to Comments have been distributed under a separate cover.

This project and Draft EIR originally included Unit 7. The Department and the applicant requested that the Planning Commission continue the project hearing to allow time to analyze and consider whether impacts to biology relating to that Unit 7 portion of the original project could be mitigated. Before any final conclusion could be reached the applicant withdrew the Unit 7 portion of the project. With the withdrawal of Unit 7 from the project, all impacts to biology can be mitigated and the Department can now recommend approval of the project.

**PREVIOUS ACTIONS:**

On December 10, 2003 (3), the Board of Supervisors approved an amendment to the Santa Fe Creek Specific Plan to delete the requirement for a 50-foot wide utility buffer easements on either side of the two SDG&E easements that cross through the Specific Plan Area.

On October 20, 1993 (2), the Board of Supervisors adopted the Santa Fe Creek Specific Plan.

On June 1, 2001, the Planning Commission approved Major Use Permit Modifications P85-064W<sup>3</sup> and P85-084W<sup>4</sup>.

On September 3, 1999, the Planning Commission approved TM 4969RA, P85-064W<sup>2</sup> and P85-084W<sup>3</sup>.

On December 10, 1986, the Board of Supervisors approved the Canyon Creek (The Bridges) Specific Plan (SP 86-001), the implementing Tentative Map (TM 4569) and the Major Use Permits for the golf course (P85-064) and the Planned Residential Development (P85-084).

**PUBLIC INPUT:**

On November 23, 2007, the San Dieguito Planning Group voted to recommend denial of the project. Numerous other letters and petitions are included in Attachment D.

**PLANNING COMMISSION REASONS FOR RECOMMENDATION:**

See Attachment A.

**SUBJECT:** THE BRIDGES UNIT 6 AND DRIVING RANGE EXPANSION: SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, B/C 03-0250, B/C 03-0221, SANTA FE CREEK: SPA 03-006, VAC 03-018  
SAN DIEGUITO COMMUNITY PLAN AREA (District: 5)

**DEPARTMENT REASONS FOR RECOMMENDATION:**

The Department concurs with the Planning Commission reasons for recommendation.

Respectfully submitted,

CHANDRA L. WALLAR  
Deputy Chief Administrative Officer

cc: San Dieguito Community Planning Group, Attn: Paul Marks, 345 West 9<sup>th</sup> Avenue, #202, Escondido, CA 92025  
San Diego County Planning Commissioners  
Lennar, HCC Investors, et al., Attn: Karen Mossberg, 1525 Faraday Avenue, Suite 300, Carlsbad, CA 92008  
San Dieguito Engineering, Attn: Laurie Simon, 4407 Manchester Ave., Ste. 105, Encinitas, CA 92024  
Helix Environmental, Attn: David Claycomb, 7578 El Cajon Blvd., Suite 200, La Mesa, CA 91941  
Chris Brown, 402 West Broadway, Suite 2175, San Diego, CA 92101 Rancho Santa Fe School District, P.O. Box 809, Rancho Santa Fe, CA 92067  
City of Carlsbad, Planning Department, 1635 Faraday Ave., Carlsbad, CA 92008  
San Dieguito Union High School District, 710 Encinitas Blvd., Encinitas, CA 92024  
U.S. Fish and Wildlife Service, Attn: Susan Wynn, 6010 Hidden Valley Rd., Carlsbad, CA 92009-4219  
California State Department of Fish and Game, Attn: David Mayer, 4949 Viewridge Ave., San Diego, CA 92123  
Olivenhain Municipal Water District, 1966 Olivenhain Rd., Encinitas, CA 92024  
Caltrans, District 11  
California Regional Water Quality Control Board, 9174 Sky Park Ct., #100, San Diego, CA 92124-1331  
Rancho Santa Fe CSD, Attn: John Pastore, 605 Third St., Encinitas, CA 92024-3513  
Rancho Santa Fe Fire Protection District, P.O. Box 410, Rancho Santa Fe, CA 92067-0410  
Rancho Santa Fe Assn., Attn: Ivan Holler, P.O. Box A, Rancho Santa Fe, CA 92067-035  
San Diego Audubon Society, 4891 Pacific Hwy., San Diego, CA 92110  
Buena Vista Audubon Society, P.O. Box 480, Oceanside, CA 92049-0480  
Endangered Habitats League, Attn: Dan Silver, 8424-A Santa Monica Blvd. #592, Los Angeles, CA 90069-4267

**SUBJECT:** THE BRIDGES UNIT 6 AND DRIVING RANGE EXPANSION: SPA 01-004,  
TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, B/C 03-0250, B/C 03-0221, SANTA  
FE CREEK: SPA 03-006, VAC 03-018  
SAN DIEGUITO COMMUNITY PLAN AREA (District: 5)

cc's: Conservation Biology Institute, 651 Cornish Drive, Encinitas, CA 92024  
Barona Band of Mission Indians, Attn: Ms. Rhonda "Lisa" Welch-Scalao, Chairwoman,  
1095 Barona Rd., Lakeside, CA 92040  
San Pasqual Band of Mission Indians, Attn: Mr. Allen E. Lawson, Jr., Chairman, P.O.  
Box 365, Valley Center, CA 92082  
Pala Band of Mission Indians, Mr. Robert Smith, Chairman, 38005 Pala Temecula Rd.,  
PMB 50, Pala, CA 92059  
Rincon San Luiseno Band of Mission Indians, Mr. John Currier, Chairman, P.O. Box 69,  
Valley Center, CA 92082  
Dana Pearce, 607 Orpheus Ave., Encinitas, CA 92024  
Jacqueline Benjamin, 1486 Paint Mountain Rd., Elfin Forest, CA 92029  
Kathy McKee, Sullivan Wertz McDade & Wallace, 945 Fourth Ave., San Diego, CA  
92101  
Developer's Research, Shannon Quinn, 2151 Michelson Dr., Suite 190, Irvine, CA  
92612  
Alvaro Virissimo, 5135 No. Harbor Dr., San Diego, CA 92106  
Elfin Forest/Harmony Grove Town Council, c/o Mid Hoppenrath, 1962 Country Club  
Dr., Harmony Grove, CA 92029  
Escondido Creek Conservancy, P.O. Box 460791, Escondido, CA 92046-0791  
San Diego County Archaeological Society, P.O. Box 81106, San Diego, CA 92138-1106  
Laurel L. Lemarie, P.O. Box 1031, Rancho Santa Fe, CA 92067  
Evelyn Alemanni, 20652 Elfin Forest Rd., Elfin Forest, CA 92029  
Christopher and Gwen Horn, 1048 Neptune Ave., Leucadia, CA 92924  
Steve Brunst, 3211 Circa De Tierra, Olivenhain, CA 92024  
Sandra Boss and Gary Reamer, 3456 Bumann Rd., Encinitas, CA 92024  
Ginger Perkins, 3451 Bumann Rd., Encinitas, CA 92024  
Devon Geis, 1835 Sequest Trail, Olivenhain, CA 92024  
Steve, Geri and Jaime Jones, 3453 Toscano Ct., Olivenhain, CA 92024  
Carolyn L. Diamond, 3336 Lone Hill Lane, Encinitas, CA 92024  
Sharon Blake, P.O. Box 7079, Rancho Santa Fe, CA 92067  
Brad Thornburgh, 34448 Bumann Rd., Encinitas, CA 92024  
San Diego County Water Authority, 3211 Fifth Ave., San Diego, CA 92103-5718  
Ingrid Hansen, Chief of Governmental Services, LAFCO, MS A216  
Dr. Jonathan Atwood, Antioch University, New England, 40 Avon St., Keene, NH  
03431-3516  
Dr. Robert Hamilton, 7203 Stearns St., Long Beach, CA 90815  
Law Offices of Everett L. DeLano III, 220 W. Grand Ave., Escondido, CA 92025

**SUBJECT:** THE BRIDGES UNIT 6 AND DRIVING RANGE EXPANSION: SPA 01-004,  
TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, B/C 03-0250, B/C 03-0221, SANTA  
FE CREEK: SPA 03-006, VAC 03-018  
SAN DIEGUITO COMMUNITY PLAN AREA (District: 5)

**ATTACHMENTS:**

	<u>PAGE</u>
Attachment A – Planning Documentation .....	10
Attachment B – Resolution Approving TM 5446RPL .....	20
Attachment C – Environmental Documentation.....	136
Attachment D – Public Documentation .....	273
Attachment E – Ownership Disclosure.....	643
Attachment F – Land Use Analysis .....	648
Attachment G - Planning Commission Minutes of December 14, 2007 .....	668

**SUBJECT:** THE BRIDGES UNIT 6 AND DRIVING RANGE EXPANSION: SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, B/C 03-0250, B/C 03-0221, SANTA FE CREEK: SPA 03-006, VAC 03-018  
SAN DIEGUITO COMMUNITY PLAN AREA (District: 5)

**AGENDA ITEM INFORMATION SHEET**

**CONCURRENCE(S)**

<b>COUNTY COUNSEL REVIEW</b>	<input checked="" type="checkbox"/> Yes	
Written disclosure per County Charter §1000.1 required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
<b>GROUP/AGENCY FINANCE DIRECTOR</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
<b>CHIEF FINANCIAL OFFICER</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Requires Four Votes	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>GROUP/AGENCY INFORMATION TECHNOLOGY DIRECTOR</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
<b>COUNTY TECHNOLOGY OFFICE</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
<b>DEPARTMENT OF HUMAN RESOURCES</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
<b>Other Concurrence(s):</b> N/A		

**ORIGINATING DEPARTMENT:** Department of Planning and Land Use

**CONTACT PERSON:**

<u>Maggie Loy</u>	
Name	Name
(858) 694-3736	
Phone	Phone
(858) 694-3373	
Fax	Fax
O650	
Mail Station	Mail Station
Maggie.Loy@sdcounty.ca.gov.	
E-mail	E-mail

**AUTHORIZED REPRESENTATIVE:**



ERIC GIBSON, INTERIM DIRECTOR

BOARD08\01-30\TM5270-LTR;jcr

# ATTACHMENT A

ADDITIONAL INFORMATION  
CASE SHEET

**APPLICATION**

Meeting Date: 01-30-08

Type: Specific Plan Amendment, Major Use Permit Modification, Tentative Map, Vacation, Boundary Adjustment	Case Nos. SPA 01-004, TM 5270RPL <sup>2</sup> , P85-084W <sup>5</sup> , P85-064W <sup>4</sup> , B/C 03-0250, B/C 03-0221, SPA 03-006, VAC 03-018
Owner/Applicant: HCC Investors, Lennar Bridges LLC	ENVIRONMENTAL STATUS: EIR
Agent: San Dieguito Engineering, Helix Environmental	
Project Manager: Loy	Analyst: --
KIVA No. 04-15188	Log No. 01-08-004

**SITE/PROJECT DESCRIPTION**

Community: San Dieguito	Location: North of Aliso Canyon Road and Avenida de Duque	Thomas Bros.: 1148 5/E, F, &G	
<p>Project: <b>(1)</b> A request to amend The Bridges Specific Plan to change an approximately 8.46-acre open space area to residential use and to extend Calle Ponte Bella Road to the new lots, to be implemented by a Tentative Map, two Major Use Permit Modifications; and a Boundary Adjustment, and <b>(2)</b> a request to expand The Bridges Golf Course driving range, to be implemented through modification of the Golf Course Major Use Permit; a boundary adjustment; an Open Space Vacation, and an amendment to the adjoining Santa Fe Creek Specific Plan.</p> <p>Site: The site is developed with residential uses and a golf course.</p>			
<b>SURROUNDING LAND USES &amp; ZONING:</b> North: RR.5	South: RR.5	East: RR.5	West: Unavailable
Single-Family Residences and Vacant	Single-Family Residences and Vacant	Single-Family Residences and Vacant	Developed land; City of Encinitas

**PROJECT STATISTICS**

Total Area: 445 acres	Proposed Density: NA
Lot Size: 1-acre minimum, lot area averaging	Number of Lots/Units: NA
<b>DISTRICT</b>	<b>NEAREST FACILITY</b> <b>SERVICE LETTER AVAILABILITY</b>
Sanitation: Olivenhain MWD	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Water: Olivenhain MWD	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Fire: Rancho Santa Fe FD	Station #4 Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Elementary School: Rancho Santa Fe	RSF Elementary Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
High School: San Dieguito	La Costa HS Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Other: NA	Yes <input type="checkbox"/> No <input type="checkbox"/>
Sphere of Influence: None	

**GENERAL PLAN**

**ZONING**

Community/Subregion: San Dieguito	Existing: RR.5 and S88
Designation/Density: (17) Estate Residential/ (21) Specific Planning Area	Proposed: NA
Regional Category: Estate Development Area	Minimum Lot Size: 1 acre
Project/Plan Conformance: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Maximum Density: 0.5 du/acre
	Project/Zone Consistency: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**SUBJECT:** THE BRIDGES UNIT 6 AND DRIVING RANGE EXPANSION: SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, B/C 03-0250, B/C 03-0221, SANTA FE CREEK: SPA 03-006, VAC 03-018  
SAN DIEGUITO COMMUNITY PLAN AREA (District: 5)

**PLANNING COMMISSION REASONS FOR RECOMMENDATION:**

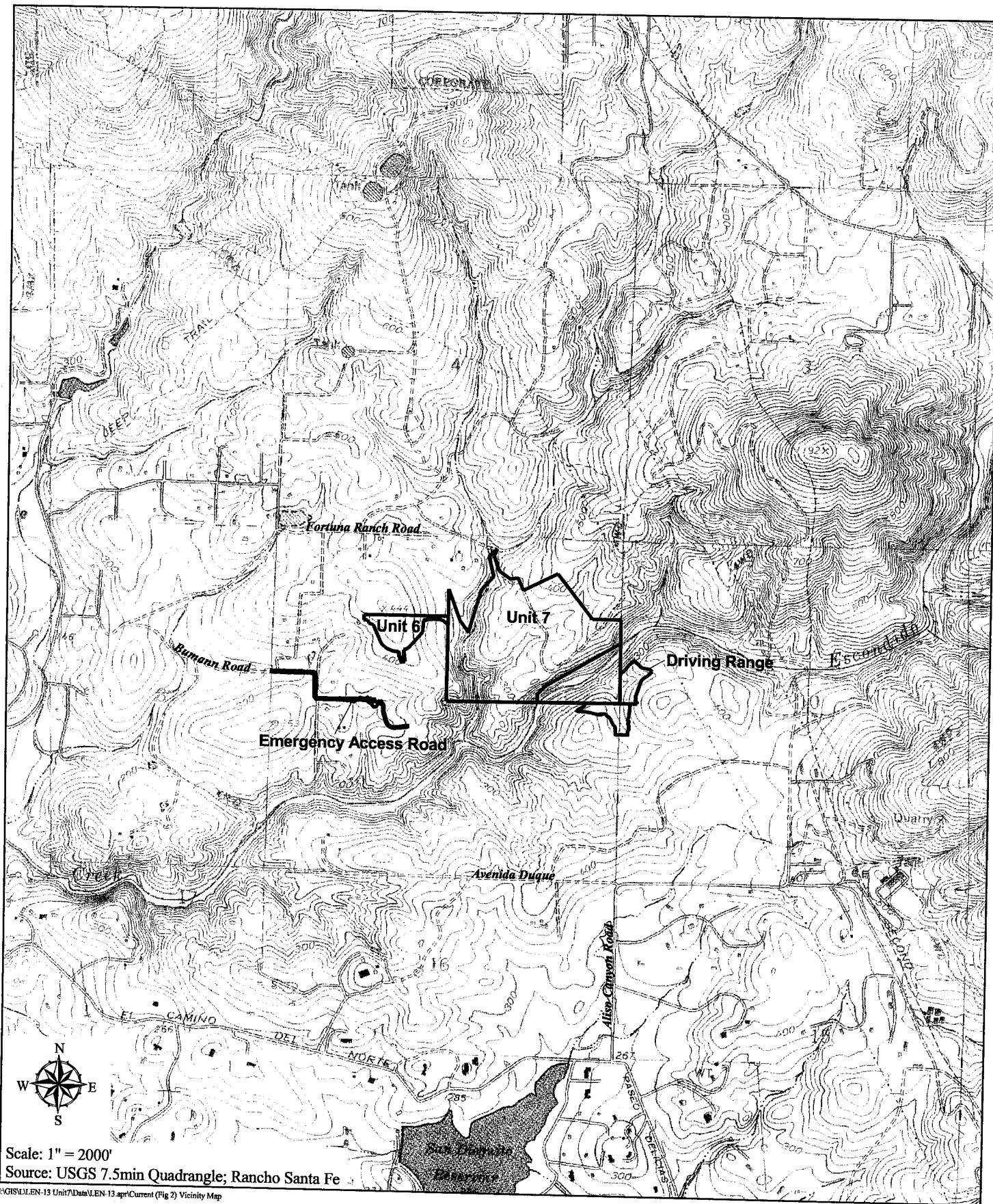
1. The project, as proposed, is consistent with the Estate Development Area (EDA) and Environmentally Constrained Area (ECA) Regional Categories of the General Plan because it proposes clustered residential development that is consistent with the clustering provisions of the EDA Regional Category. Portions of the project within the ECA are proposed to be preserved in open space for the protection of Escondido Creek Canyon.
2. The project, as proposed, is consistent with the San Dieguito Community Plan because Unit 6 (TM 5270RPL<sup>2</sup>) is located within an approved Specific Plan that allows 205 dwelling units and the project does not propose to exceed this allowance. The expansion of the driving range is a use that is typically compatible with the (17) Estate Residential and (24) Impact Sensitive Land Use Designations.
3. TM 5270RPL<sup>2</sup> is consistent with the RR.5 Use Regulations because it proposes single detached residential uses that are subject to a Major Use Permit for a Planned Residential Development (PRD) and the proposed lot sizes are no less than the minimum one-acre allowed by the PRD Regulations (Section 6600). In addition, TM 5270RPL<sup>2</sup> is consistent with the proposed amendments to The Bridges Specific Plan being considered concurrently. The Bridges Golf Course driving range is categorized as a Participant Sports and Recreation (Outdoor) Use Type, which is permitted in the RR.5 Use Regulation upon approval of a Major Use Permit. The existing Major Use Permit for the golf course is proposed to be modified to allow expansion north of The Bridges Specific Plan. Expansion of the driving range into a portion of the Santa Fe Creek Specific Plan will be subject to the S88 Specific Planning Area Use Regulations, which can create an unlimited variety of land uses in conformance with the General Plan. The Santa Fe Creek Specific Plan is being amended to provide for this use.
4. TM 5270RPL<sup>2</sup> as proposed, complies with all the required findings of the Subdivision Map Act and County Subdivision Ordinance as described and incorporated in the attached Resolution, Attachment B.
5. The project complies with the CEQA and State and County CEQA Guidelines because an EIR has been prepared for the project, dated December 14, 2007, which is on file with the Department of Planning and Land Use as Environmental Review No. 01-08-004.

**SUBJECT:** THE BRIDGES UNIT 6 AND DRIVING RANGE EXPANSION: SPA 01-004, TM 5270RPL<sup>2</sup>, P85-084W<sup>5</sup>, P85-064W<sup>4</sup>, B/C 03-0250, B/C 03-0221, SANTA FE CREEK: SPA 03-006, VAC 03-018  
SAN DIEGUITO COMMUNITY PLAN AREA (District: 5)

**PROJECT ISSUES:**

1. The original EIR for the Bridges project, which included the impacts from the development of Unit 7, concluded that the impacts were significant, but that they could be mitigated by the acquisition of off-site mitigation. This conclusion was questioned in comments to the draft EIR. Subsequently, evidence consisting of analysis commissioned by the County and other information submitted by interested members of the public was received, many of which reached the conclusion that the biological impacts from development of Unit 7 were significant and could not be mitigated. The project applicant submitted studies refuting this conclusion. The County Planning Director was prepared to recommend denial of the project based on the determination that there would be a significant unmitigated environmental impact to biological resources from the development of Unit 7. The project applicant was opposed to this approach. This controversy has not been resolved, and will not be resolved by the decision makers in light of the following action. The project applicant has withdrawn Unit 7 (VTM 5239RPL, AD 01-001, S01-077, and a portion of P85-084W<sup>5</sup> which extended Calle Ponte Bella into Unit 7) from its application and requested that the County consider only Unit 6, the Driving Range Expansion and the Bumann Road emergency access extension, described in Alternative C to the final EIR.
2. Recirculation is not necessary because no new significant information was added to the EIR after public review of the draft EIR but before certification. New information added to a draft EIR is not significant unless the draft EIR is changed in a way that deprives the public from meaningful opportunity to comment upon a substantial adverse effect of the project or a feasible way to mitigate or avoid such an effect (including feasible alternatives) that the project's proponents have declined to implement. Refer to the Recirculation Findings pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15088.5 (e) in the Environmental Documentation, Attachment C.
3. The County accepts dedications of open space with the intent that they are permanent. However in certain cases, open space easements may be and should be vacated as described in Policy I-103. The Vacations associated with this project are opposed by some members of the public.
4. The property owner was investigated for alleged illegal use of pesticides in the Unit 6 Open Space Easement. No violation was identified. See Attachment D.
5. DPLU Codes Division has issued two citations, Nos. 30050 and 30051, within the Santa Fe Creek Specific Plan portion of the project. The violations are not directly associated with the permits and improvements requested in this board letter. Major Use Permit Modification P85-084W<sup>5</sup> which is associated with the residential component of the Bridges has been conditioned to require a resolution in a timely manner. Also see Attachment D.

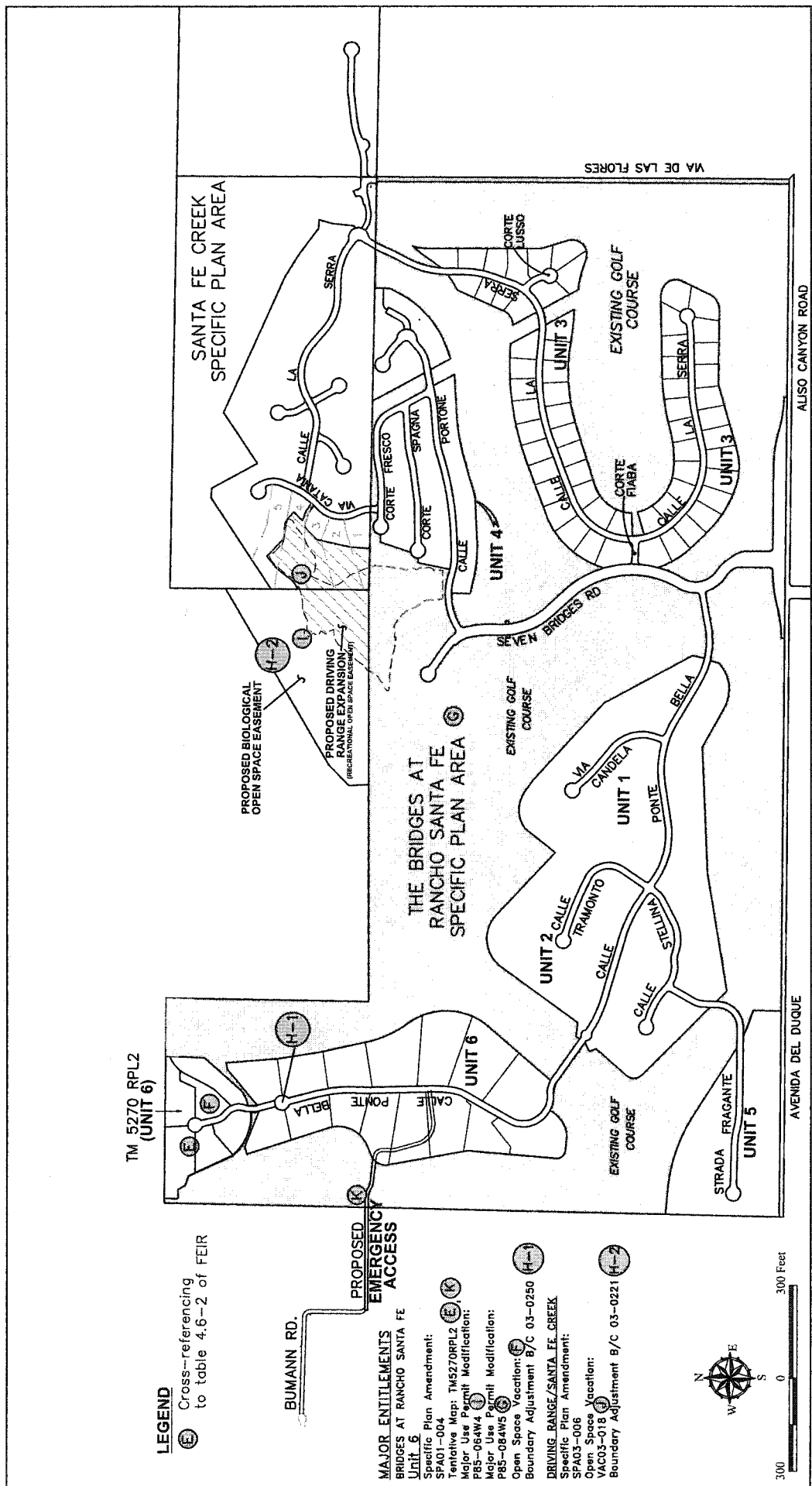


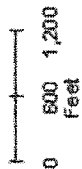


## Project Vicinity Map

THE BRIDGES AT RANCHO SANTA FE, UNITS 6 & 7

Figure 1.1-2



San Diegoito Community  
Planning Area

卷之四 詩集 四

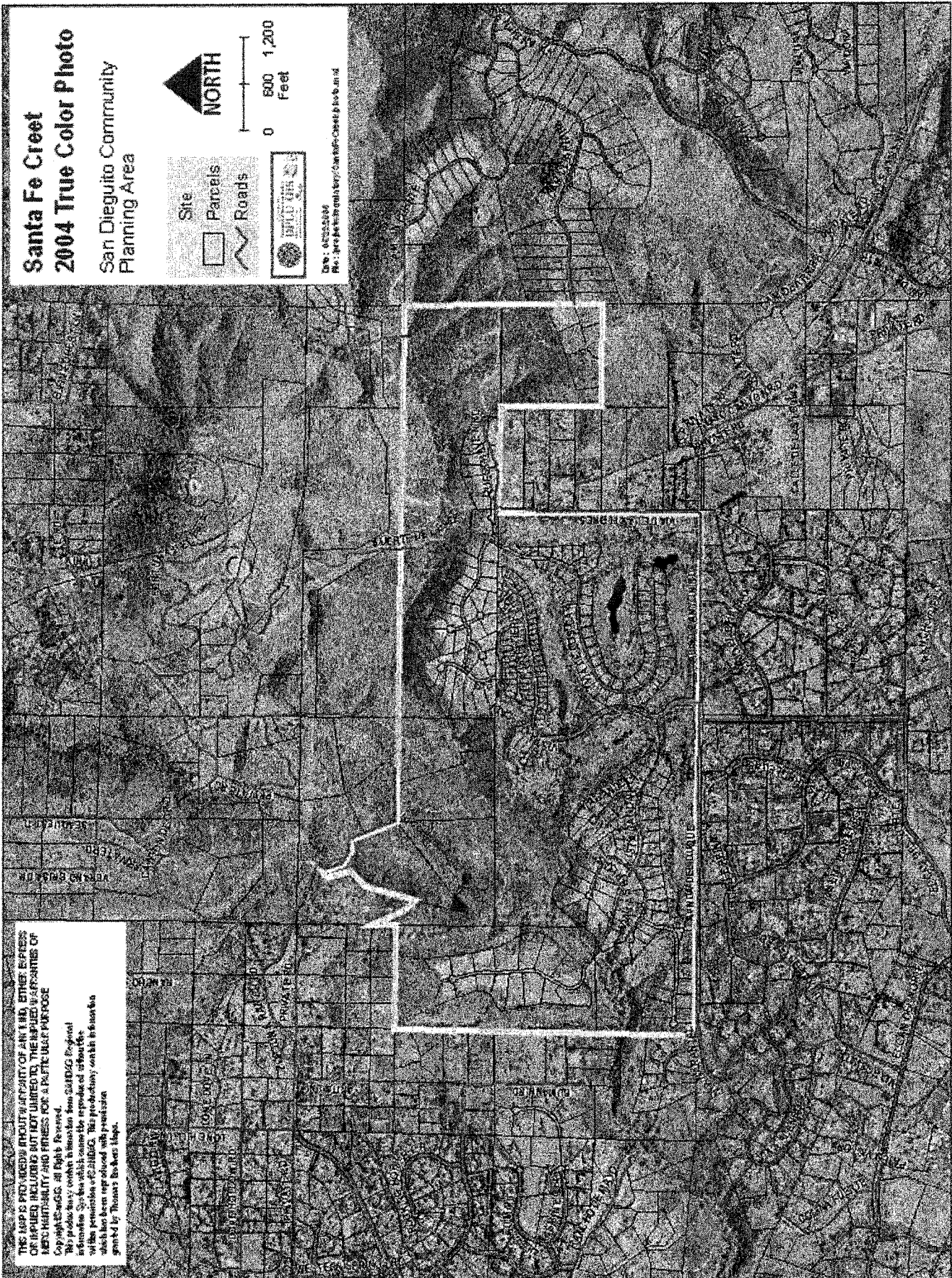
THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Copyright © 2005, All Rights Reserved.

No portion may be copied, scanned, or duplicated, in any form, by any means, electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without permission in writing from the publisher.

For more information, contact the publisher at the address below, or visit our website at [www.mhhe.com](http://www.mhhe.com).

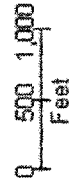
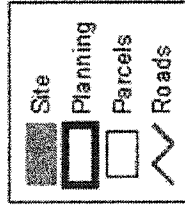
Map is published by Thomas Brooks, Inc.



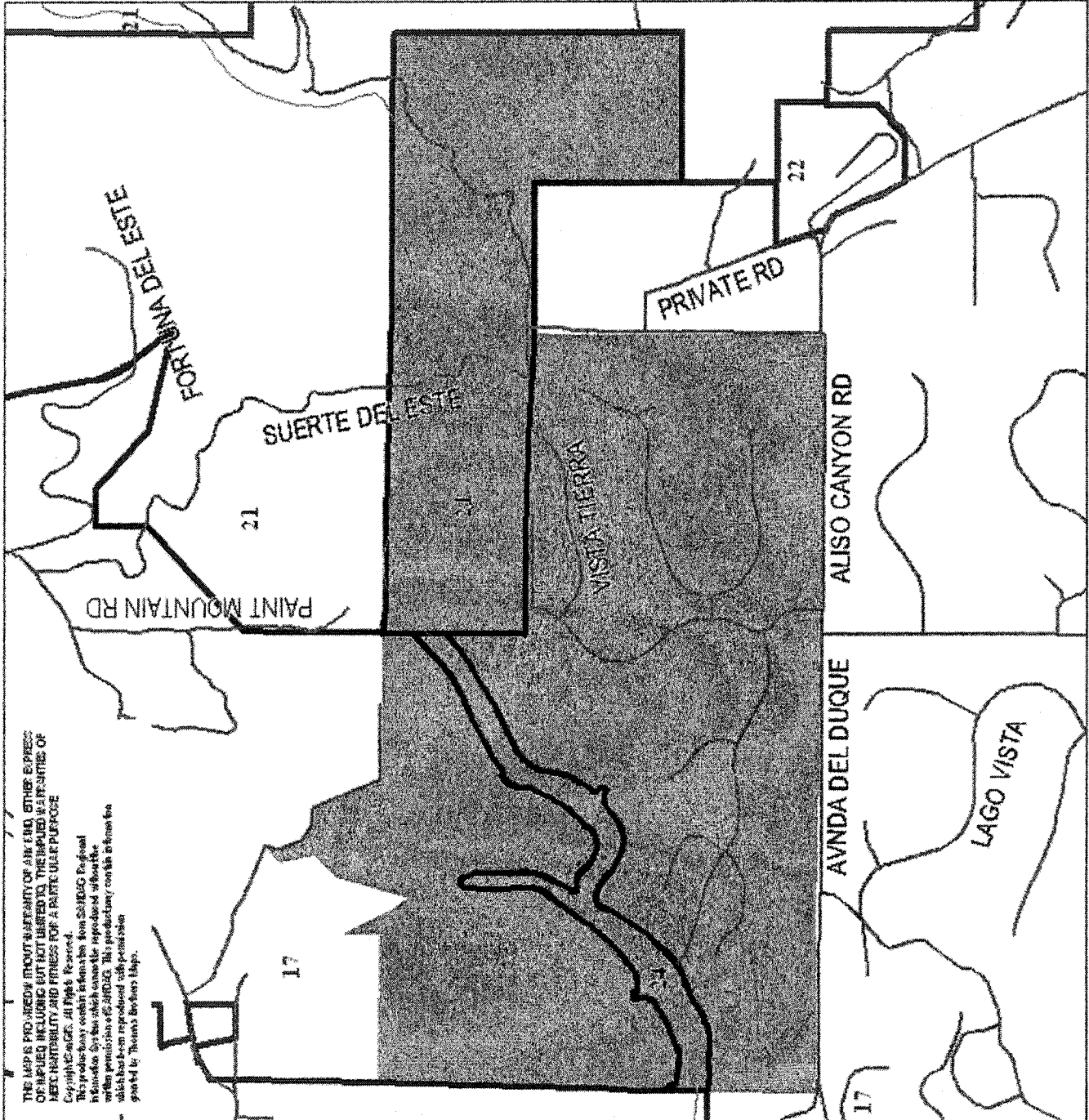
# Santa Fe Creek Planning Map

San Diegoito Community  
Planning Area

- (17) Estate Residential  
1 DU/2.4 Acres
- (21) Specific Planning Area
- (22) Public/Semi-Public Land's
- (24) Impact Sensitive  
1 DU/4,8,20 Acres



Date: 05/22/2005  
File: j:\pdp\cd\reg\thru\SantaFeCreek\pdp.mxd



THE MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Copyright © 2005, All Rights Reserved.

This product contains information from SDMG Regional

Information System which cannot be reproduced without the

written permission of SDMG. This product may contain information

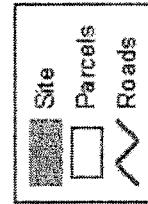
which has been reproduced with permission

granted by Thomas Brothers Maps.

# Santa Fe Creek Zoning Map

San Dieguito Community  
Planning Area

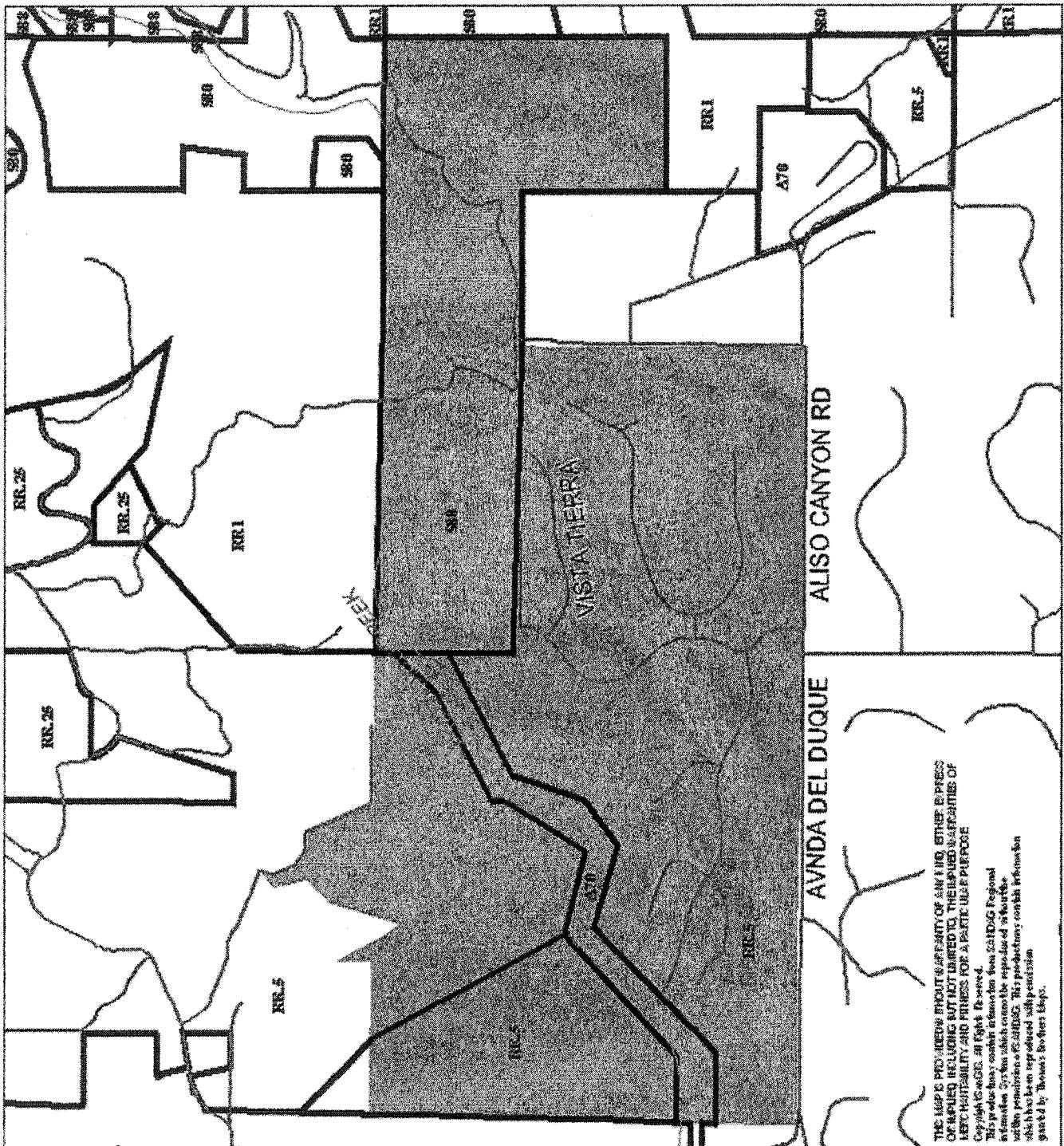
A70 - Limited Agriculture  
RR.25 - Rural Residential  
RR.35 - Rural Residential  
RR.5 - Rural Residential  
RR.1 - Rural Residential  
S80 - Open Space  
S88 - Specific Plan



0 500 1,000  
Feet



Date: 05/22/2005  
File: p:\p\c\reg\info\SantaFeCreek\ZoningMap



THE MAP IS PROVIDED FOR INFORMATION ONLY. IT DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE ACCURACY, COMPLETENESS, OR TIMELINESS OF THE INFORMATION. THE CITY OF SAN DIEGO DOES NOT WARRANT, REPRESENT, OR GUARANTEE THE ACCURACY, COMPLETENESS, OR TIMELINESS OF THE INFORMATION. THE CITY OF SAN DIEGO DOES NOT WARRANT, REPRESENT, OR GUARANTEE THE ACCURACY, COMPLETENESS, OR TIMELINESS OF THE INFORMATION. THE CITY OF SAN DIEGO DOES NOT WARRANT, REPRESENT, OR GUARANTEE THE ACCURACY, COMPLETENESS, OR TIMELINESS OF THE INFORMATION.

# ATTACHMENT B

RESOLUTION OF THE SAN DIEGO COUNTY)  
BOARD OF SUPERVISORS APPROVING )  
SPECIFIC PLAN AMENDMENT SPA 01-004 )  
(Canyon Creek/The Bridges SP 86-01 )

ON MOTION of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the following Resolution is adopted:

WHEREAS, a Specific Plan known as the Canyon Creek Specific Plan (SP 86-01), having been prepared by New Horizon Group, Incorporated for an area comprising a total of 446 acres located north of the intersection of Aliso Canyon Road and Avenida del Duque was adopted by Resolution of the Board on December 10, 1986; and

WHEREAS, HCC Investors submitted an amendment to the Canyon Creek Specific Plan (SPA 01-004) on November 1, 2001 pursuant to Board of Supervisors Policy I-59 (Large Scale Project Review), for an area comprising a total of 446 acres; and

WHEREAS, the applicant has stated the intent of said Amendment to change the Canyon Creek Specific Plan as follows:

1. The project proposes to change an area of about 8.46 acres from existing open space use to residential use. Five "Estate Units" are proposed to be located at this site, which were reallocated from other portions of the Specific Plan where they weren't used. This amendment does not propose an increase in the total number of units allowed by the Specific Plan.
2. Change the name of the specific plan from Canyon Creek to The Bridges.

WHEREAS, pursuant to Section 65450, et seq. of the Government Code, the Planning Commission on December 14, 2007, conducted a duly advertised hearing and recommended that the Board of Supervisors approve the Canyon Creek/The Bridges Specific Plan Amendment (SPA 01-004) by a vote of 5 Ayes; 1 No; and 1 Absent.

WHEREAS, the Planning Commission reviewed and considered the information in the final Environmental Impact Report (EIR), on file with the Department of Planning and Land Use (DPLU) as Environmental Review Number 01-08-004 prior to making its recommendation on the project; and

WHEREAS, the Board of Supervisors on January 30, 2008, conducted a duly advertised public hearing on the proposed "Bridges" Specific Plan Amendment (SPA 01-004) and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that the Specific Plan Amendment, and the implementation thereof, will conform to all ordinances, policies, rules, standards, and improvement and design requirements of the County of San Diego.

NOW, THEREFORE, BE IT RESOLVED AND FOUND in accordance with the California Environmental Quality Act (CEQA) Guidelines as follows:

- (a) It is hereby certified that the final EIR dated December 14, 2007 on file with DPLU as Environmental Review Number 01-08-004, has been completed in compliance with the California Environmental Quality Act, reflects the Board of Supervisor's independent judgement and analysis, and was presented to the Board of Supervisors and the Board of Supervisors has reviewed and considered the information contained in the final EIR prior to approving the project;
- (b) The "California Environmental Quality Act Guidelines Section 15091 Findings Regarding Significant Effects of the Project" dated December 14, 2007 on file with DPLU as Environmental Review Number 01-08-004; is hereby adopted;

BE IT FURTHER RESOLVED that the Board of Supervisors finds that The Bridges Specific Plan Amendment (SPA 01-004) is consistent with the San Diego County General Plan and the San Dieguito Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts The Bridges Specific Plan Amendment as (SPA 01-004), consisting of this Resolution and the text and map entitled The Bridges Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (SPA 01-004) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, the Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan from that review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to the Department of Planning and Land Use within 30 days of the adoption of this Resolution revised copies of the Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.
3. Specific mitigation measures and required conditions for development of the project are contained in the Resolution of Approval for Tentative Map TM 5270RPL<sup>2</sup> and the Forms of Decision for Major Use Permits P85-064W<sup>4</sup> and P85-084W<sup>5</sup>.

BE IT FURTHER RESOLVED that said Specific Plan Amendment (SPA 01-004) shall be of no force or effect on March 1, 2016, unless use in reliance has been established. Use and reliance shall be established with recordation of TM 5270RPL<sup>2</sup> or commencement of use in reliance on P85-064W<sup>4</sup>.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant", "developer", or "subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan Amendment.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for The Bridges Specific Plan Amendment (SPA 01-004), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

The following shall be the Mitigation Monitoring or Reporting Program for The Bridges Specific Plan Amendment (SPA 01-004):

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

A. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

Condition #3

**NOTICE** - The subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**NOTICE:** Fish and Game Fees have been paid in the amount of \$875 and \$1,675 for the review of the EIR, Receipt number 238500 dated June 23, 2005, Receipt Number 332263 dated December 4, 2007, and Receipt Number 332300 dated January 9, 2008.

**NOTICE: DEFENSE OF LAWSUITS AND INDEMNITY:** The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

BOARD08\01-30\SPA01004-RES;jcr



Hearing Date: January 30, 2008

RESOLUTION OF SAN DIEGO COUNTY )  
BOARD OF SUPERVISORS )  
APPROVING )  
TENTATIVE MAP NO. 5270RPL<sup>2</sup> )

WHEREAS, Tentative Map No. 5270RPL<sup>2</sup> proposing the division of property located northerly of the intersection of Aliso Canyon Road and Avenida del Duque and generally described as:

Lot 215 of San Diego County Map No. 13887

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on June 17, 2004; and

WHEREAS, on January 30, 2008, the Board of Supervisors of the County of San Diego pursuant to Section 81.307 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Board of Supervisors of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, THEREFORE, that the Board of Supervisors of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the (17) Estate Residential Land Use Designation of the San Dieguito Community Plan because it proposes a residential use type within The Bridges Specific Plan (SPA 01-004) and the proposed additional five residential units will not exceed the total number of units allowed within said Specific Plan and it complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with the Zoning Ordinance because it proposes a residential use type within a Planned Residential Development, which allows a minimum net lot size of one acre in the RR.5 Use Regulation;

3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the San Dieguito Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the type of development because the proposed building sites are adequate for the development of residences that are typical for the area, and feasible mitigation has been identified to mitigate impacts to sensitive habitat;
5. The site is physically suitable for the proposed density of development because all necessary public services are available to the site;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of findings of an Environmental Impact Report (EIR) dated December 14, 2007;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

9. The discharge of sewage waste from the subdivision into the Rancho Santa Fe Community Services District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and

11. It is hereby certified that the final EIR dated December 14, 2007, on file with the Department of Planning and Land Use (DPLU) as Environmental Review Number 01-08-004, has been completed in compliance with the California Environmental Quality Act, reflects the Board of Supervisor's independent judgement and analysis, and was presented to the Board of Supervisors and the Board of Supervisors has reviewed and considered the information contained in the final EIR prior to approving the project;
12. The "California Environmental Quality Act Guidelines Section 15091 Findings Regarding Significant Effects of the Project" dated December 14, 2007 on file with DPLU as Environmental Review Number 01-08-004; is hereby adopted;
13. It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance;
14. It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

IT IS FURTHER RESOLVED, DETERMINED, AND ORDERED, that based on these findings, said Tentative Map is hereby approved subject to the following conditions:

- A. The approval of this Tentative Map TM 5270RPL<sup>2</sup> shall take effect and be in force on March 1, 2008, but only if SPA 01-004, also is approved and becomes effective on that day.

The approval of this Tentative Map expires on March 1, 2011 at 4:00 p.m., 36 months from the date of this resolution, unless prior to that date an application for a Time Extension has been filed and is subsequently approved as provided by Section 81.308 of the County Subdivision Ordinance

**PLEASE NOTE: Condition compliance, preparation of grading and improvement plans and final mapping may take a year or more to complete. Applicants are advised to begin this process at least one year prior to expiration of this Tentative Map.**

PLEASE NOTE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicants anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

- B. The "Standard Conditions for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only those exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized.
- C. The following conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to issuance of grading or other permits as specified):

#### PLANS AND SPECIFICATIONS

##### (Street Improvements/ Access)

1. Standard Conditions 1 through 10 and 12.
2. Specific Conditions:
  - a. Prior to recordation of the Final Map, improve, or agree to improve and provide security for **Calle Ponte Bella**, from the existing portion of Calle Ponte Bella within TM 4569 to Via Capprica, to a graded width of thirty-four feet (34') and to an improved width of twenty-six feet (26') with asphaltic concrete pavement over approved base with modified Portland cement concrete curb with face of curb at thirteen feet (13') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply to the satisfaction of the Rancho Santa Fe Fire Protection District and the Director of Public Works.
  - b. **Calle Ponte Bella** shall terminate with a cul-de-sac graded to a radius of thirty-eight feet (38') and improved to a radius of thirty-six feet (36') to the satisfaction of the Rancho Santa Fe Fire Protection District and the Director of Public Works.
  - c. Prior to the recordation of the Final Map, improve or agree to improve and provide security for the **emergency access** from Calle Ponte Bella to Bumann Road shall be improved or agree to improve and gated at both ends of APN 264-101-27 to the satisfaction of the Rancho Santa Fe Fire Protection District, the City of Encinitas, and the Director of Public Works. Access road, as shown on the Tentative Map, width will vary from eighteen feet (18') to twenty-four feet (24') as approved by the Rancho Santa Fe Fire Protection District.

- d. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be done to the satisfaction of the Director of Public Works.
- e. Adequate unobstructed sight distance per County Standards shall be provided at all proposed intersections of to the satisfaction of the Director of Public Works.
- f. Where height of fill bank for a 2:1 slope is greater than twelve feet (12'); or where height of fill bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed per CALTRANS standards to the satisfaction of Director of Public Works.
- g. Prior to recordation of Final Map, improve or agree to improve and provide security for **Aliso Canyon Road**, from Avenida Del Duque to approximately six hundred feet (600') south of Avenida del Duque, on the east side of the road, in accordance with Public Road Standards for a Residential Collector Road, with forty feet (40') of asphalt concrete pavement over approved base with Portland cement concrete curb and gutter and disintegrated granite pathway/walkway to the satisfaction of the Director of Public Works. The existing pavement may remain and shall be widened with asphalt concrete to provide a constant width of forty feet (40'). All distressed sections shall be replaced to the satisfaction of the Director of Public Works.

(Flood Control/Drainage)

- 3. Standard Conditions 13 through 18.

(Grading Plans)

- 4. Standard Conditions 19(a-e).
- 5. Specific Conditions:
  - a. Cause to be placed on the face of grading and improvement plans the following:

“Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board

(RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas of one (1) or more acres require that the property owner keep additional and updated information on-site concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.”

- b. All of the work described above pertaining to erosion control, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control shall be secured by an Instrument of Credit in a form satisfactory to County Counsel for an amount equal to the cost of this work as determined or approved by the County Department of Public Works. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work specified in the agreement if it is not accomplished to the satisfaction of the County Department of Public Works by the required dates. The cash deposit collected for grading, per the Grading Ordinance, may at the County's discretion be used for emergency erosion measures. If said deposit collected for grading is less than \$5,000.00, the developer will supplement the deposit to equal \$5,000.00. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.
- c. The project includes Category 2 post-construction BMPs. The applicant will be required to establish a maintenance agreement/mechanism (to include easements) to assure maintenance of these BMPs and to provide security to back up maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Public Works.
- d. The subdivider is required to pay an amount equal to 24 months of maintenance for the entire project as estimated in the approved Stormwater Management and Maintenance Plan.

## FAIR HOUSING

- 6. Standard Condition 20.

## SANITATION

7. Standard Condition 21.

## FIRE PROTECTION AND WATER SUPPLY

8. Standard Condition 23.2.

## PLANNING AND ZONING ADMINISTRATION

9. Specific Conditions:

- a. Obtain a Modification to a Planned Development Permit (P85-084W<sup>5</sup>) from the Board of Supervisors. [DPLU - Regulatory Planning Division]

## DEVELOPMENT IMPACT FEES

10. Specific Conditions:

- a. Deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the private road improvements.
- b. Pay to the City of Encinitas, fair share contribution for traffic impacts in the amount of thirty-five thousand six hundred (\$35,600).

## FINAL MAP RECORDATION

Final Map requirements shall be shown on the Final Map or otherwise accomplished to the satisfaction of the Director of Public Works prior to submittal for approval by the Board of Supervisors:

(Streets and Dedication)

11. Specific Conditions

- a. Because private roads are approved as a condition of this subdivision, the following shall apply:
  - (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.

- (2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to all private streets within the subdivision, and place a note on the Final Map as to the final title status of said streets.
- (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide.
- b. If the private streets are separate lots, they shall have lot numbers consecutive with the other lot numbers.
- c. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
- d. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control. **To be in compliance with the Public Resources Code, all Subdivision Map surveys performed after January 1, 2000 must use a Basis of Bearings established from existing Horizontal Control Stations with first order accuracy.**
- e. If conducted prior to January 1, 2000, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of Third order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.506(j)).

If conducted after December 31, 1999, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California Coordinate values of first order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in

relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as Ground distances. A combined factor for conversion of Grid-to-Ground distances shall be shown on the map.

For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the final map.

- f. The Final Map shall be consistent with the Tentative Map Exhibit for Unit 6, Alternative C, dated December 14, 2007.
- g. Prior to approval of improvement and/or grading plans, and prior to approval of the Final Map, whichever comes first, Boundary Adjustment B/C 03-0250 shall be executed by the Director of Planning and Land Use.

(Miscellaneous)

- 12. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall cause to be placed on the face of the grading and improvement plans the following, "Prior to completion of grading, a written report shall be prepared and submitted by a licensed engineering geologist to demonstrate the all clayey residuals have been removed from areas within five feet below finish grade, that any excavated clays that have been reused occur only in fills at depths of five feet or more below the pads, that the graded pads have acceptable expansion potential of finish grade soils, and that clay and alluvium/colluvium fill have been placed in deeper fill areas outside the limits of the building pads, to the satisfaction of the Director of Public Works" (MM4.6-2).
- 13. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall grant to the County of San Diego a recreational open space easement over the portion of Unit 6 shown on the Open Space Exhibit dated December 14, 2007 and on file at DPLU as Environmental Review Number 01-08-004. This easement restricts uses and activities to those associated with the existing recreational use of The Bridges Golf Course, and prohibits other uses including the creation or use of any vehicular right-of-way (Planning Commission).
- 14. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall provide for the approval of the Director of Planning and Land Use evidence that a total of 33.32 acres of Diegan coastal sage scrub habitat has been preserved at APN 223-072-02. Evidence of compliance with this condition shall include (1) an open space easement to the

relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as Ground distances. A combined factor for conversion of Grid-to-Ground distances shall be shown on the map.

For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the final map.

- f. The Final Map shall be consistent with the Tentative Map Exhibit for Unit 6, Alternative C, dated December 14, 2007.
- g. Prior to approval of improvement and/or grading plans, and prior to approval of the Final Map, whichever comes first, Boundary Adjustment B/C 03-0250 shall be executed by the Director of Planning and Land Use.

(Miscellaneous)

- 12. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall cause to be placed on the face of the grading and improvement plans the following, "Prior to completion of grading, a written report shall be prepared and submitted by a licensed engineering geologist to demonstrate the all clayey residuals have been removed from areas within five feet below finish grade, that any excavated clays that have been reused occur only in fills at depths of five feet or more below the pads, that the graded pads have acceptable expansion potential of finish grade soils, and that clay and alluvium/colluvium fill have been placed in deeper fill areas outside the limits of the building pads, to the satisfaction of the Director of Public Works" (MM4.6-2).
- 13. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall grant to the County of San Diego a recreational open space easement over the portion of Unit 6 shown on the Open Space Exhibit dated December 14, 2007 and on file at DPLU as Environmental Review Number 01-08-004. This easement shall restrict uses and activities within the easement area to those associated with the existing recreational use of The Bridges Golf Course, and shall prohibit other uses, including the creation or use of the area for any vehicular right-of-way (Planning Commission).
- 14. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall provide for the approval of the Director of Planning and Land Use evidence that a total of 33.32 acres of Diegan coastal sage scrub habitat has been preserved at APN 223-072-02. Evidence of

compliance with this condition shall include (1) an open space easement to the County of San Diego over the 33.32 acres or equivalent legal preservation and (2) funding in perpetuity of a management plan, both to the satisfaction of the Director of Planning and Land Use (MM2.2.4.a1). [DPLU FEE]

15. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall cause to be placed on grading and/ or improvement plans and the Final Map, the following: "Restrict all brushing and clearing such that none will be allowed between February 15 and August 31 of any year to avoid impacts to nesting birds, including, but not limited to, California gnatcatcher (MM2.2.3.c).
16. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall cause to be placed on grading and/ or improvement plans and the Final Map, the following: "Restrict all construction within 500 feet of occupied California gnatcatcher habitat and raptor nesting habitat during the breeding season occurring between February 15 and August 31 unless a survey by a qualified biologist determines that any active nests are greater than 500 feet from the construction or a qualified acoustician determines that there is no noise above 60 dBA Leq at the nests with implementation of noise-reducing measures (MM2.2.3.c) (MM2.2.4.f4).
17. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall demonstrate to the satisfaction of the Director of Planning and Land Use that the applicant has executed a work contract with a qualified biological consultant to monitor the project clearing, grubbing, grading and construction. The monitor shall be on-site during all clearing of vegetation to flush wildlife away from the clearing and grading activities. (MM2.2.3.c). [DPLU FEE]
18. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall cause to be placed on the face of the grading and improvement plans the following, "The biological monitor shall be on-site during all clearing of vegetation to flush wildlife away from the clearing and grading activities." (MM2.2.3.c).
19. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall grant to the County of San Diego a Limited Building Zone Easement as shown on the Open Space Exhibit dated December 14, 2007 on file with the Department of Planning and Land Use as Environmental Review Number 01-08-004. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibits the construction or

placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Decking, fences, and similar facilities.
  - b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property (Design Measure 6). [DPLU FEE]
20. Prior to completion of rough grading, the applicant shall demonstrate that a 5-foot high permanent fence has been placed along the northern boundary of Unit 6. The property owner shall submit to the Director of Planning and Land Use a signed, stamped statement from a California Registered Engineer, or licensed surveyor that a permanent fence of decorative black tubular steel has been placed at the northern property line at the conclusion of the grading activity and prior to Record Plan approval. The permanent fence location shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned just inside of the property boundary. Photographs shall be submitted with the statement from the California Registered Engineer. [DPLU FEE]
  21. Prior to completion of rough grading, the applicant shall demonstrate to the satisfaction of the Director of Planning and Land Use that the Property Owners Association has a permanent mechanism in place to maintain all natural and manufactured slope areas within the residential lots and to maintain the open space barriers and markers placed at the perimeter of the Limited Building Zone easements (Design Element 6).
  22. Prior to completion of rough grading, the applicant shall submit to and have approved by the Director of Public Works a Traffic Control Plan to alleviate significant congestion during the project's construction phase (Design Measure 8).
  23. Prior to approval of the grading or improvement plans for the off-site traffic mitigation measures, the applicant shall provide the Director of Planning and Land Use a copy of the Clean Water Act, Section 401 permit issued by the California Regional Water Quality Control Board for all project related disturbances or provide evidence satisfactory to the DPLU that such permits are not required (MM2.3.4a) (MM3.4.4a).
  24. Prior to approval of grading and/or improvement plans, the applicant shall implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources. Provide evidence to the satisfaction of the Director of Planning and Land Use (DPLU) that a County

certified archaeologist has been contracted to implement a grading monitoring and data recovery program. A letter from the Principal Investigator shall be submitted to the Director of Planning and Land Use. The letter shall include the following guidelines: [DPLU, FEE]

- a. The project archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).
- b. The County certified archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).
- c. The project archaeologist shall monitor all areas identified for development including off-site improvements.
- d. An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored.
- e. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite full-time to perform full-time monitoring. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.
- f. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.
- g. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a

Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods.

- h. If any Native American burials, human skeletal or other remains including associated grave goods are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD) as identified by the Native American Heritage Commission shall be contacted by the Principal Investigator in order to determine proper treatment and disposition of the remains.
- i. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- j. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
- k. Monthly status reports shall be submitted to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction. **(Note:** Use this condition only if grading will take more than 1 month).
- l. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of Planning and Land Use

prior to the issuance of any building permits. The report shall include Department of Parks and Recreation Primary and Archaeological Site forms.

- m. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.
25. Provide evidence to the Director of Public Works (DPW) that the following notes have been placed on the Grading Plan:
- a. The County certified archaeologist/historian and Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program.
  - b. The project archaeologist shall monitor all areas identified for development including off-site improvements.
  - c. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on-site full-time to perform full-time monitoring. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.
  - d. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with the County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal investigator and approved by the County Archaeologist, then carried out using professional archaeological methods.

- e. The archaeological monitor(s) and Native American monitor shall monitor all areas identified for development.
  - f. If any Native American burials, human skeletal or other remains including associated grave goods are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Principal Investigator in order to determine proper treatment and disposition of the remains.
  - g. The Principal Investigator shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction. (Note: Use this condition only if grading will take more than 1 month). [DPLU, FEE]
  - h. Prior to rough grading inspection sign-off, provide evidence that the field grading monitoring activities have been completed to the satisfaction of the Director of Planning and Land Use. Evidence shall be in the form of a letter from the Principal Investigator. [DPLU, FEE]
26. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall complete and submit to the satisfaction of the Director of Planning and Land Use, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. The report shall include the following: [DPLU, FEE x 2]
- a. Department of Parks and Recreation Primary and Archaeological Site forms.
  - b. Evidence that all cultural collected during the grading monitoring program has been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility

identifying that archaeological materials have been received and that all fees have been paid.

Or

In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the Principal Investigator that the grading monitoring activities have been completed.

27. Prior to completion of rough grading, the applicant shall demonstrate that project landscaping has been enhanced above the standards found in the Grading Ordinance and maintained as specified in the above geological and biological mitigation and design measures to the satisfaction of the Director of Planning and Land Use
28. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall cause to be placed on the face of the grading or improvement plans, "Earthwork (grading) is limited an area of approximately 10 acres per day" (unnumbered design measure).
29. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall cause to be placed on the face of the grading or improvement plans, "Dust control measures of the Grading Ordinance will be enhanced with a minimum of (3) three daily applications of water of the construction area and between dozer/scrapper passes".
30. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall cause to be placed on the face of the grading or improvement plans, "Grading is to be terminated when winds exceed 25 mph".
31. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall cause to be placed on the face of the grading or improvement plans, "sweepers and water trucks shall be used to control dust and debris at public street access points".
32. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall cause to be placed on the face of the grading or improvement plans, "dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures".

33. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall cause to be placed on the face of the grading or improvement plans, "internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading".
34. Prior to completion of rough grading, the applicant shall demonstrate that all components of the project comply with applicable provisions of the NPDES Municipal Permit, the County of San Diego Stormwater Ordinance/Manual and SUSMP, and the Best Management Practices identified in the Stormwater Management Plan (SWMP/SMP) for the Project. The SWMP/SMP identified a number of site design, source control and treatment control BMPs to address potential long-term water quality impacts, which are incorporated into the Project's design, including:
  - a. The project will incorporate minimum lot sizes of one acre;
  - b. Common areas will be landscaped with drought-tolerant and native plants, where feasible;
  - c. Site drainage will be designed so that runoff flows into and over vegetated areas, to the maximum extent feasible;
  - d. Drainage outlets will be equipped with energy dissipators;
  - e. Impervious areas will be graded to drain through landscaped areas;
  - f. Regular street sweeping will be implemented;
  - g. Weekly waste, green waste and recycling disposal will be implemented;
  - h. Storm drain inlets will be stenciled to discourage illicit discharge;
  - i. Project CC&Rs will require that educational materials regarding appropriate storm water discharges and brush management will be distributed to homeowners;
  - j. Project CC&Rs will be used to discourage homeowners from discharging pollutants into the storm drain system and to establish standards for maintenance of individual lots and associated drainage facilities;
  - k. Project CC&Rs will be used to ensure culverts and curb outlets are regularly inspected and maintained as necessary to ensure proper working order and to minimize erosion/sedimentation issues;
  - l. Project CC&Rs will be used to ensure chemical applications and irrigation of landscaping will be kept to the minimum necessary by using proper application techniques, state-of-the-art irrigation materials and conformance with manufacturer's specifications.

Implementation of this measure is subject to the monitoring and approval of the Department of Public Works.

35. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall demonstrate that all components of the project comply with the Grading Ordinance, particularly Section 87.414

(Drainage – Erosion Prevention) and 87.417 (Planting) of Division 7, Excavation and Grading. Standard measures are proposed during the grading and construction phase to reduce environmental impacts from erosion including hydroseeding of graded residential lots. Dirt storage areas will be stabilized by chemical binders, tarps, fencing or other erosion control.

36. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall submit and have approved a Landscape Plan that utilizes drought tolerant plants having a variable root depth. The Plan is to be implemented within the first growing season (November to February) following establishment of the finish grades to the satisfaction of the Director of Planning and Land Use (MM2.1.4.a1).
37. Prior to approval of the grading or improvement plans, or approval of the Final Map, whichever comes first, the applicant shall have approved Boundary Adjustment B/C 03-0250 to accommodate Calle Pointa Bella north from the existing cul-de-sac.
38. Standard Conditions: 25, 26, 27, 28 and 29.
39. Specific Conditions:
  - a. No lot shall contain a net area of less than 1 acre. [DPLU - Regulatory Planning Division]

#### WAIVER AND EXCEPTIONS

Said subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required Ordinances of San Diego County except for a waiver or modification of the:

1. Standard Conditions for Tentative Maps:
  - a. Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
  - b. Standard Condition 22: Said condition pertains to projects that propose to utilize private subsurface sewage disposal systems and this project proposes to receive sewer service from the Rancho Santa Fe Community Services District.

- c. Standard Condition 23.3: Said condition pertains to projects that have been conditioned to satisfy the requirements of the California Department of Forestry and said Department has submitted no such requirements for this project.
- d. Standard Condition 24: Said condition pertains to projects that are outside the boundaries of a fire protection agency and this project is located within the Rancho Santa Fe Fire Protection District and it is eligible for service.
- e. Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

The following shall be the Mitigation Monitoring or Reporting Program for The Bridges Unit 6, TM 5270RPL<sup>2</sup>.

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

A. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

5a, b, c, d; 10b, 12 through 38

FINDINGS FOR VACATION OF OPEN SPACE EASEMENT

State law allows existing open space easements to be proposed for vacation through the Tentative Map process. The vacation process is completed with the recordation of the Map. Open space easements acquired as a condition of approval of discretionary permits are vacated pursuant to the State of California, Streets and Highways Code, Section 8300 et seq. The Board of Supervisors, having considered the recommendation of approval from the Director of the Department of Planning and Land Use, makes the following required findings for vacation of the existing open space easement that is indicated on this Tentative Map, which is intended to accommodate the development of proposed Lots 1 through 5, pursuant to County Policy I-103:

1. The Vacation is consistent with Policy I-103, subsection 1, which requires the vacation to be “in conformance with the County General Plan, with respect to location, purpose and extent. “
  - a. Land Use Goal 2.6 of the County General Plan requires the County to: “Ensure preservation of contiguous regionally significant open space corridors.” The existing easement proposed for vacation in Unit 6 has been isolated by single-family homes and The Bridges golf course. This isolated area does not provide a regionally significant open space area and is not part of any wildlife corridor. The area proposed as a replacement for the vacated open space is located in a regionally significant open space corridor, contiguous to other existing and planned open space. As a result, this vacation does not conflict with Land Use Goal 2.6.
  - b. Environmental Goal 3.1 of the County General Plan requires the County to: “Protect lands needed for preservation of natural and cultural resources, managed production of resources, and recreation, educational and scientific purposes.” The area proposed for vacation is no longer needed for preservation of resources and 33.08 acres of off-site mitigation will occur in a core area that will provide better long term conservation value. As a result, vacation of the existing easement does not conflict with this goal; and
  - c. The San Dieguito Community Plan of the County General Plan sets a goal of “providing a system of open space that is adequate to preserve the unique natural element of the community.” The proposed vacation complies with this goal by preserving 33.45 acres of nearby high quality habitat that will preserve the unique natural elements of the community by its contribution to the California gnatcatcher core and by preservation of California Adolphia.

provides regional benefits to the coastal California gnatcatcher by preserving high-quality coastal sage habitat, as well as other species intended to be protected by the Natural Communities Conservation Planning process. The FEIR demonstrates that the original intent of the easement for preservation of both biological and visual impacts could be better met through the dedication of habitat at the proposed Alamere property.

The Vacation also would not have a significant adverse effect on biology. While the proposed project will result in development of up to 8.02 acres of isolated coastal sage scrub, it will be mitigated through permanent preservation of 33.08 acres of high-quality coastal sage scrub at the Alamere site which is a regionally significant location. The biological impacts from development of the land subject to the existing easement were found to be fully mitigated through dedication of the replacement easement at a 4:1 ratio over higher quality habitat.

The Vacation does not require Findings with respect to Criteria 1 and 2 of Policy I-103, which are not applicable.

**NOTICE** - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on January 30, 2008.

**NOTICE** - The subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**NOTICE:** Fish and Game Fees have been paid in the amount of \$875 and \$1,675 for the review of the EIR, Receipt Number 238500 dated June 23, 2005, Receipt Number 332263 dated December 14, 2007, and Receipt Number 332300 dated January 9, 2008.

DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

BOARD08\01-30\TM5270-RES;jcr



